

Phase I IS Report, RAM Plan PIP Meeting Notes

Meeting No. 1 – July 24, 2019

Tremont and Whittier Streets, Boston (Roxbury), MA
RTN 3-15009

A Public Involvement Plan (PIP) meeting pursuant to the Massachusetts Contingency Plan (MCP) was held on July 24, 2019 at 6:00 pm for the property identified as Parcel P-3 located at Whittier and Tremont Streets in Roxbury, Massachusetts (RTN 3-15009). The meeting was held at the Bruce C. Bolling Municipal Building, 2300 Washington Street, Roxbury, Massachusetts. Attached is the sign-in sheet and PowerPoint presentation from the public meeting.

Mr. Dana Whiteside, the Deputy Director of Community Economic Development for the Boston Planning & Development Agency (BPDA) moderated the meeting. Ms. Ileen Gladstone of GEI Consultants, the Licensed Site Professional (LSP) for the project conducted a formal presentation, followed by a question and answer period. Mr. Jeffery Feldman of P-3 Partners, LLC was in attendance.

Welcome

Mr. Whiteside opened the meeting to welcome the attendees and briefly reviewed the history of Parcel P-3. He explained the PIP process and stated that the purpose of the meeting was to describe the cleanup process, solicit comments from the public on the process, and to provide a brief overview of the planned remediation that will be integrated into the housing development to be constructed by P-3 Partners. He introduced Ms. Gladstone; she was accompanied by Mr. Brian Fong-Murdock who was recording minutes for the meeting.

Overview Site and Release History

Ms. Gladstone summarized the site history and release history. The Site had been occupied by not only residential properties, but also industrial, commercial, and manufacturing businesses that used and stored oil and hazardous materials (OHM) from the late 1800s to about the 1960s. The Site was first listed by the MassDEP in 1997. The contaminants identified included identified total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), and lead in soil and volatile organic compounds (VOCs) in groundwater.

The property is owned by the BPDA. P-3 Partners, LLC will sign a lease as the developer for the Site and is assuming responsibility for conducting MCP response actions on the Site.

Overview of History

Ms. Gladstone gave a brief overview of the history of the occupants of the parcel, which included various residential, industrial, and commercial manufacturing companies. A junk yard was located on the northern portion of the Site. The former Whittier Street Health Center (WSHC) was constructed on the southeastern corner of the Site at 20 Whittier Street. By 1988, all the structures except the former WSHC were demolished and the parcel has largely remained vacant. The new Whittier Street Health Center was built on the western corner of the Site in 2012.

Release History

Ms. Gladstone indicated that during ownership of the parcel by the Boston Redevelopment Authority (BRA) (predecessor of the BPDA), reportable concentrations of TPH, PAHs, and lead were identified in soil. The BRA reported the release on April 11, 1997. She explained that in 2002, Phase II investigations were completed at the parcel by others which included the collection of soil and groundwater samples.

Results of the investigations identified “hot spots” of lead contaminated soil in the central portion of the parcel. Ms. Gladstone noted that plans to excavate the lead hot spot were made by others. However, these plans were never executed.

MCP and Public Involvement Plan (PIP) Process

Ms. Gladstone informed the attendees that the disposal site RTN 3-15009 was designated PIP site in 2005. Following PIP designation, meetings were held to present the draft PIP, solicit public comment on the draft PIP, and provide information about disposal site conditions.

Additional Investigations

Ms. Gladstone explained that in 2016 and 2017, GEI completed additional investigations at the site which included the sampling and analysis of soil and groundwater, primarily from the western portion of the parcel where gaps in data were present. She briefly reviewed the results of the investigations which identified similar contaminants in soil. However, new groundwater data identified reportable concentrations of VOCs in groundwater on the western portion of the parcel. She explained that VOCs are typically associated with solvents and cleaners.

Development and Cleanup Plan

Ms. Gladstone explain that site preparations will include the demolition of the former Whittier Street Health Center located on the eastern portion of the parcel, the relocation of the 54”-diameter combined sewer which currently runs east-west through the approximate center of the parcel, and overall site reconstruction. Ms. Gladstone explained that during construction, approximately 40,000 cubic yards of soil will be excavated, disposed of, and/or reused on-site as a part of the project. She stated that some of this material will be used as backfill and for grading across the site, but some will be transported off site for reuse, recycling, and/or disposal as Remediation Waste. In addition, she stated that during the relocation of the combined sewer, dewatering activities may be necessary depending on the depth of groundwater. Dewatering activities may include the treatment of water from excavations and discharge to a stormwater drain.

Community Protection

Ms. Gladstone stated that during construction activities, dust monitoring and control will be implemented at the site. She explained that dust monitoring will consist of dust monitoring stations located upwind and downwind of construction activities which will provide real-time dust levels which are entering and leaving the construction area. Dust control techniques include the use of water to suppress dust originating from the ground surface and the limiting of stockpiles on-site by directly loading soil onto trucks during excavation. If stockpiles are present, wetting and covering will be implemented to minimize dust. She explained that if dust levels can not be controlled, construction activities will be stopped until the dust has been controlled and has reached acceptable levels. A truck washdown area will also be constructed at the exit of the construction site to clean soil from exiting trucks.

Document and Depositories

Two documents are available for public review and comment:

- Draft Phase I Initial Site Investigation, Tier Classification; Parcel P-3 (MassDEP RTN 3-15009 and RTN 3-_____): Tremont and Whittier Street, Boston, Massachusetts, August 2019.

- Draft Release Abatement Measure Plan; Parcel P-3 (MassDEP RTN 3-15009 and RTN 3-____): Tremont and Whittier Street, Boston, Massachusetts, August 2019.

Copies of the documents are available for review at the South End Branch Library, 685 Tremont Street, Boston; the Uphams Corner Branch Library, 500 Columbia Road, Dorchester; the Egleston Square Branch Library, 2044 Columbia Avenue, Roxbury; the Grove Hall Branch Library, 5 Crawford Street, Roxbury; the Whittier Street Housing Office, 158 Tremont Street Roxbury; the DEP website; the BPDA office, One City Hall Square; and on the BPDA website, or available via email if requested from Ms. Gladstone at igladstone@geiconsultants.com.

Minutes of the meeting would be prepared and distributed to the attendance and mailing list.

Public comments to the reports are due in twenty days which is August 13, 2019 and that the responses to the comments will be included in the final report. Please address comments to Ms. Gladstone at igladstone@geiconsultants.com.

Community Questions

Community members raised additional comments or questions which were addressed during the public meeting.

1. How big is the report?

The Phase I Report text is about 25 pages along with figures and tables and the appendices are about 1,000 pages due to laboratory data. The RAM Plan is about 25 pages plus figures and tables and the appendices are about 20 pages. The text, tables and figures for both reports will be printed and the appendices will be attached electronically on a flash drive.

2. Is the Stony Brook Interceptor the same as the Stony Brook Culvert?

No. The Stony Brook Interceptor is a 54-inch combined sewer and stormwater main which runs from behind the former Whittier Street Health Center, across Vernon Street and exits the site at South Street.

3. What does the Stony Brook Interceptor hook into?

The Roxbury sewer.

4. Who is the contact regarding health risks and dust control?

Contact Jeff Feldman and Dana Whiteside. Consigli Construction will have dust control as part of their Construction Management Plan (CMP). Follow-up meetings will identify a specific contact.

5. Will schools be made aware of construction activities?

Yes, the Health Clinic and Madison Park have entered into a Memorandum of Understanding of Operations with P-3 Partners to ensure collaboration between all parties and that safety concerns are addressed.

6. What is the timeframe of cleanup?

Cleanup will be integrated with construction activities. Initial activities will occur during the Enabling Phase with the sewer main relocation, followed by the Construction Phase with the building construction.

7. Will there be historic preservation of the former Whittier Street Health Clinic?

No. Pursuant to Article 85, demolition has been delayed for landmark designation requests. No requests were filled for landmark status.

8. What is the plan for rodent control?

A rodent control section is included Consigli's CMP, which was developed with input from the local community.

9. What are the chances that affordable housing in the proposed building will be greater than 12%-14%?

Currently the proposed building is planned to have 20% affordable housing which is greater than the city requirement.

10. Where will the contaminated soil go?

A thorough soil testing program will be performed and soil will be disposed off-site at different facilities depending on the type of contamination. Soil will be disposed at a combination of reclamation sites, landfills and asphalt batching plants. A soil detailed soil testing program will be performed. This will be. Receiving facilities will be decided later. .

11. What time of day will trucks be leaving the site?

Trucking will start at the beginning of the day at about 7 am and be spread out through the day.

12. When is building demolition scheduled?

The building will be demolished as part of the Enabling Phase, approximately 2 months after the construction begins.

13. Is there any interest in preserving any historical components?

Yes, Connolly's Tavern's sign will be preserved and permanently placed in the new building. The former Whittier Street Health Clinic was investigated but does not possess any historical components.

14. Where will the construction entrance be?

The initial entrance will be on South Street and shared with Boston Public Schools. During construction, the entrance will be on Whittier Street.

15. What time will daily construction activity be?

7 am to 3 pm.

16. Will there be weekend work?

No.

17. When will groundbreaking be?

The Enabling Phase will commence in the next few weeks which will include the relocation of Stony Brook Interceptor and demolition of the former Whittier Street Health Center. Groundbreaking for the buildings will be in about the about 1.5 years.

Attachments

B:\Working\FELDCO\1800854 TC MCP Compliance\PIPI\Meetings\07242019\Meeting Minutes_07242019.docx



boston planning &
development agency

Parcel P3/Tremont Crossing | Project Updates Meeting
Project Review Committee
July 24, 2019
Sign-in Sheet

NAME	Affiliation	Email
Stephanie Thomas - 1170 Tremont St, Waltham Lash/wood	1170 TREMONT ST	Waltham
Andrew Shelburne	Roxbury Resident	Andrew Shelburne
Mea Johnson	DSNI	mjohnson@dsni.org
Harry Daniels	Representative	hathandaniels@gmail.com
Mark Core &	WesCore P.P.	WesCore@pmail.com
Barry Gauthier	ELP & NCAA	edmondgauthier@aol.com
Greg Feldman	FEACO	gregfeldman
BARRY FELDMAN	"	barryfeldman@comcast.net
Mohamed Warsame	Roxbury RESID	Warsame17@aol.com
David B	Resident	Byrne - warsame@gmail.com

boston planning &
development agency

consulting engineers and scientists



Public Involvement Plan Meeting July 24, 2019

Parcel P-3
Tremont and Whittier Streets
Roxbury, Massachusetts

RTN 3-15009

Introduction

P-3 Partners, LLC:

Barry Feldman

Greg Feldman

Jeff Feldman

Boston Planning & Development Agency:

Dana Whiteside

Devin Quirk

Francis Collins

GEI Consultants:

Ileen Gladstone, P.E., LSP



Overview

Property and Release History

Release History

MCP and Public Involvement Plan (PIP) Process

Additional Investigations

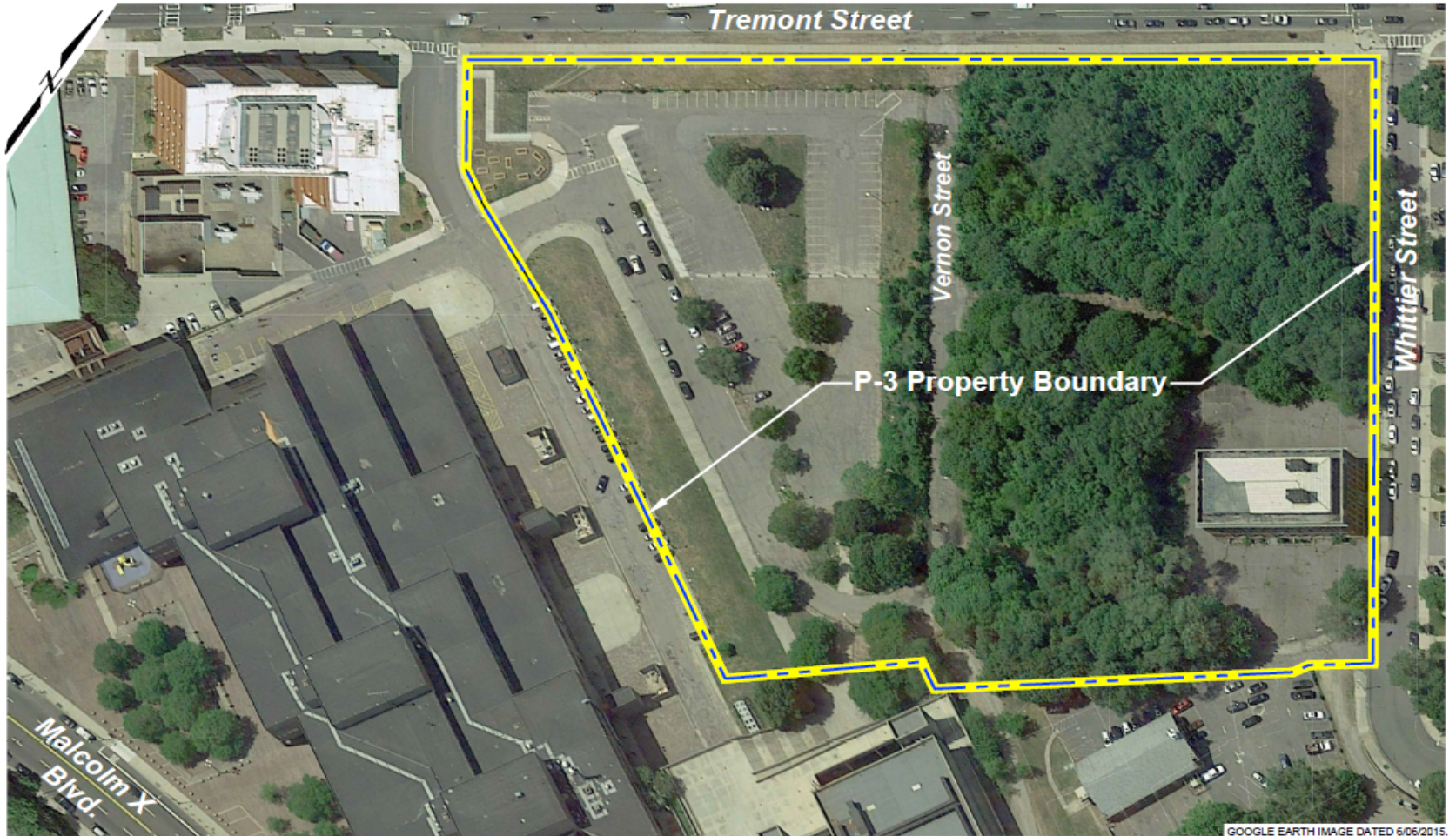
Development Plan

Cleanup Plan

Community Questions



Parcel 3: P-3



Contaminated Site

Site History, 1880s to present:

Various industries, former Whittier Street Health Center, Connolly's Tavern, currently vacant

First reported to MassDEP in 1997 by the BRA

Contaminated soil on eastern portion of parcel

Metals (lead) and polycyclic aromatic hydrocarbons (PAHs)



Massachusetts Contingency Plan

MCP Disposal Site RTN 3-15009

BPDA (BRA) completed:

- Phase II Comprehensive Site Assessment

- Phase III Remedial Action Plan

Proposed Cleanup:

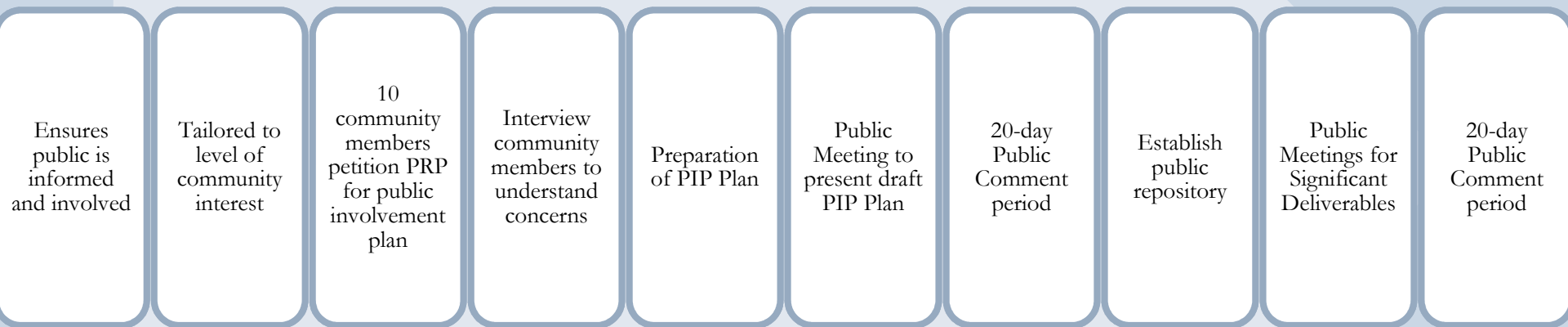
- Excavation of hot spots contaminated with lead

- Deed restriction on property (Activity and Use Limitation)

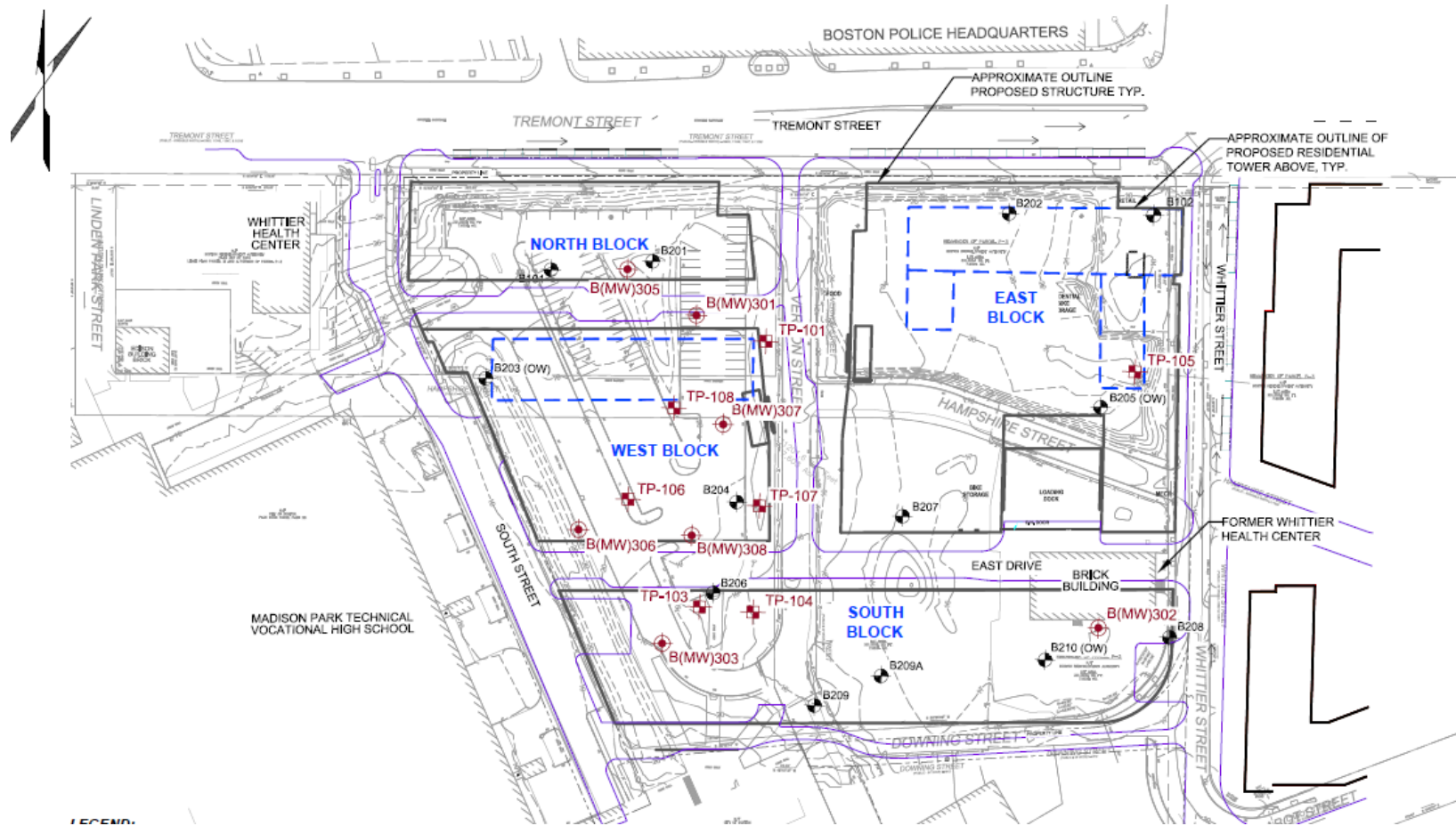
2008: Designated Public Involvement Plan Site



Public Involvement Plan Process



Additional Investigations: 2016-2017 by GEI



Additional Investigations

2016-2017: GEI soil and groundwater study

Contaminants on western portion of P-3

Chlorinated solvents (TCE, vinyl chloride, DCE) in groundwater

Lead and PAHs in soil

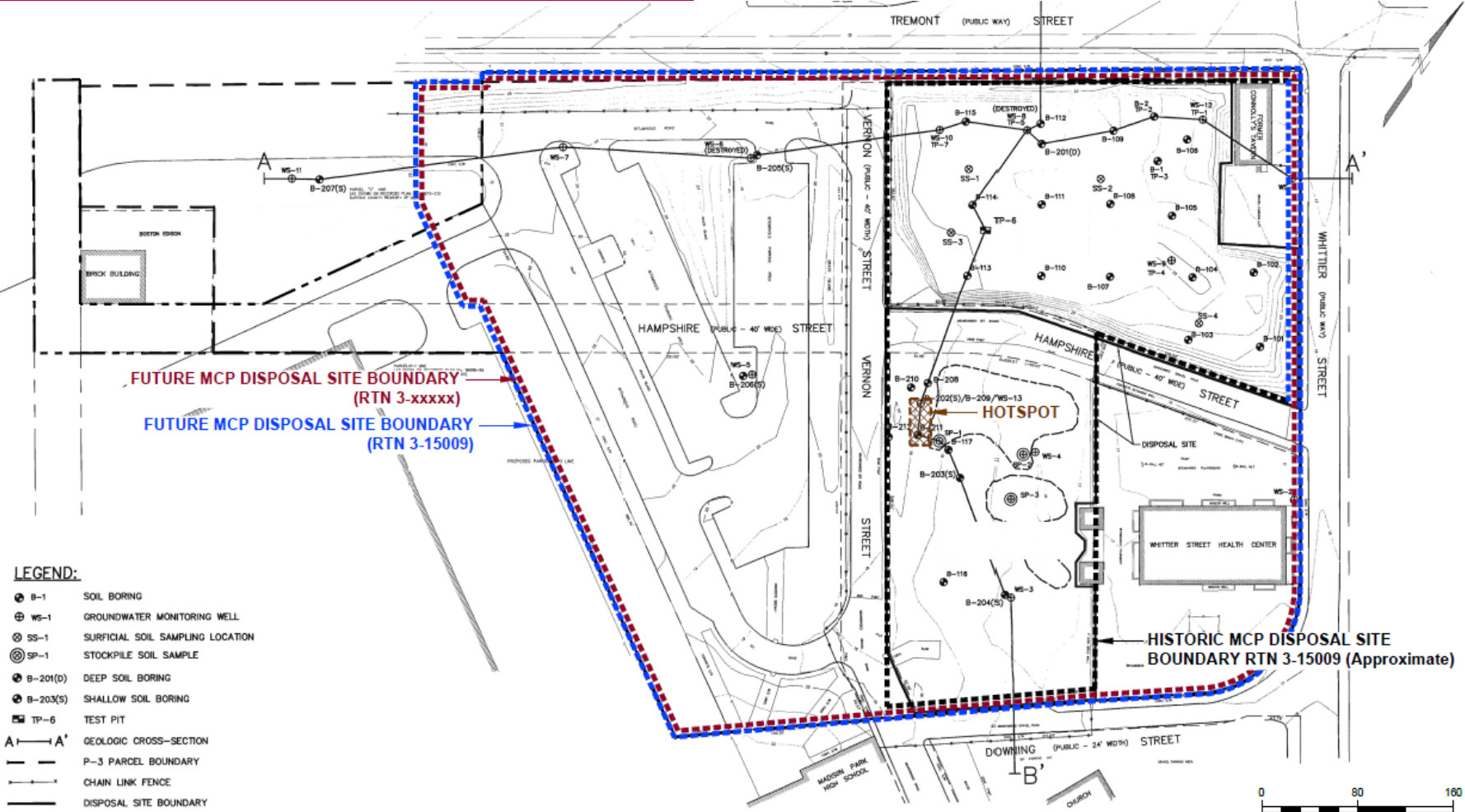
New MCP reporting requirements to MassDEP

P-3 Partners will report after lease signed

Expands disposal site



Disposal Site Boundaries



MCP Compliance

P-3 Partners will return Site to compliance

“White Knight”

File Phase I Report and Eligible Person Certification

Phase I Initial Site Investigation Report

- Combines the two releases into one Site

- Site history

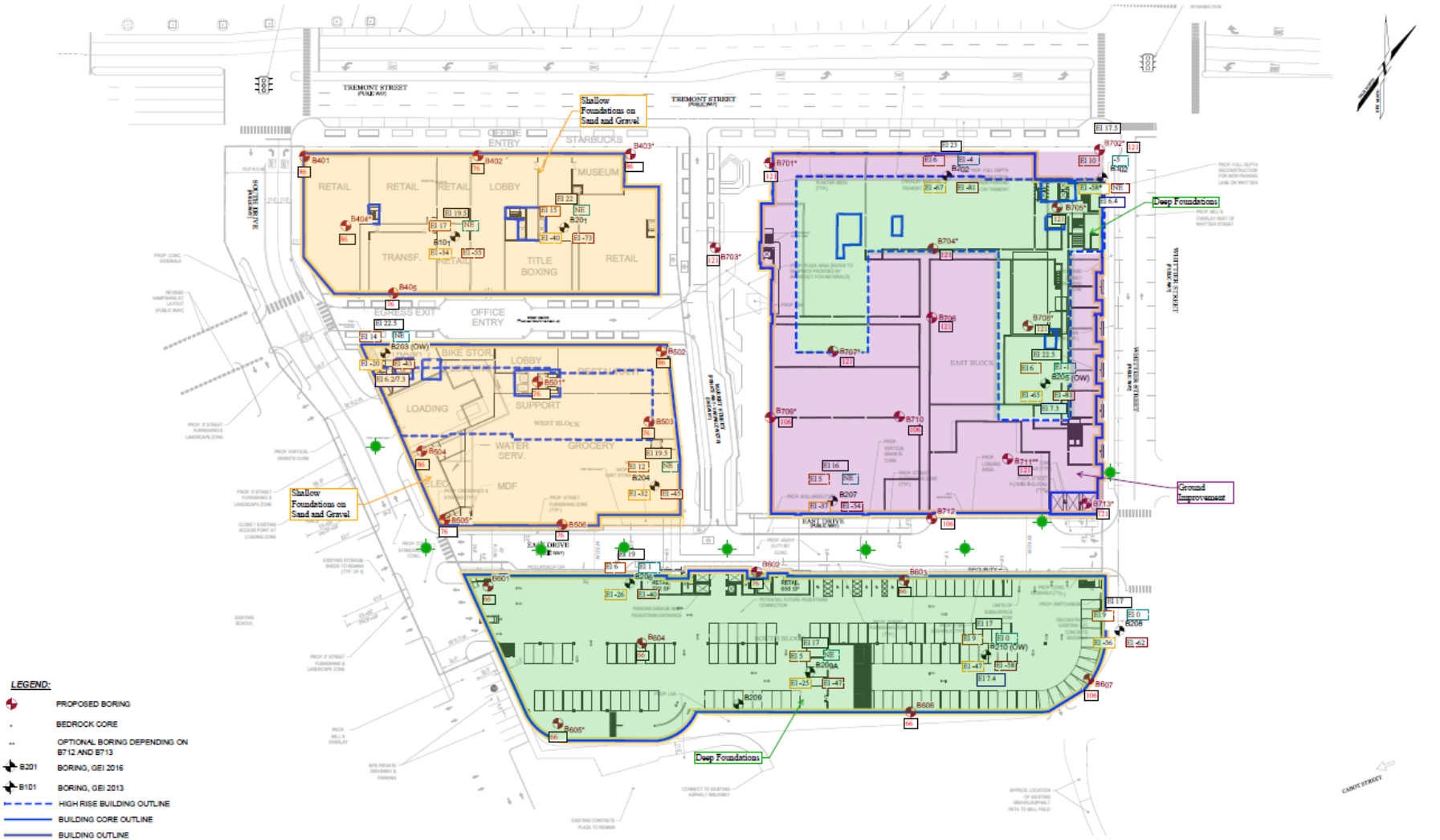
- Investigations conducted

- Types of contaminants

- Extent of contamination



Development Plan: Tremont Crossing



Cleanup Plan

MCP Cleanup: Release Abatement Measure (RAM) Plan

Part of the development construction

Demolish the former Whittier Street Health Center

Relocate the Stoneybrook Interceptor

Excavate and Manage up to 40,000 cubic yards of soil

- Move existing large soil/debris mounds

- Relocate and regrade on-site soils

- Off-site soil disposal

Excavation dewatering and discharge under EPA permit

- Groundwater treated before discharge



Dust Mitigation

Dust Monitoring

Live-loading soils rather than temporarily stockpiling soils

Covering containers

Covering stockpiles with plastic

Spraying misted water

Sequencing work to minimize open excavation areas

Temporarily suspending excavation activities

Reducing construction equipment traffic and/or speed



Summary

Copies of Draft Phase I and RAM Plans available:

Whittier Street Housing Office & Dudley Branch Library

August 3, 2019: Meeting minutes in 10 days

August 13, 2019: 20-day comment period

Plans will be finalized following comment period

Reports will be submitted to MassDEP after P-3

Partners takes control of the Site



Questions

Jeff Feldman (P-3 Partners)

phone: 617-982-6962

email: jfeldman@feldwest.com

Ileen Gladstone, P.E., LSP (GEI)

phone: 781-721-4012

email: Igladstone@geiconsultants.com

